



John T. Auberger
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JULY 20, 2010

General Information:

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Roll Call:

Albert F. Meilutis, Chairman

Michelle M. Betters

Diana M. Christodaro

Randy T. Jensen

William F. Murphy

John J. Riley

Christopher A. Schiano, Deputy Town Attorney

Ivana Frankenberger, Planning Assistant

Mary Jo Santoli, Secretary to the Zoning Board

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

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OLD BUSINESS:

- 1. Applicant:** Charles S. Arena, Sr.
Location: 2450 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-57
Zoning District: R1-E (Single-Family Residential)
Request:
- a) An area variance for an existing cabana (8.3 ft. x 30.7 ft.; 252.3 sq. ft.), to be located in a (west) side yard, where accessory structures, including cabanas, are permitted in rear yards only. Sec. 211-11 E (3)
 - b) An area variance for an existing cabana (8.3 ft. x 30.7 ft.; 252.3 sq. ft.), to have a (west) side setback of 1.1 ft., instead of the 6.8 ft. minimum required. Sec. 211-11 E (1), Table I
 - c) An area variance for a proposed detached garage (22.0 ft. x 22.0 ft.; 484.0 sq. ft.), to have a rear setback of 20.0 ft. (measured from the centerline of Old Edgemere Drive), instead of the 55.0 ft. minimum required. Sec. 211-11 E (1), Table I
 - d) An area variance to allow for a proposed structure (detached garage; 22.0 ft. x 22.0 ft.; 484.0 sq. ft.), being over 3.0 ft. in height above the nearest street grade in a restricted area, as described in Sec. 211-33 A and Sec. 211-33 B (2)(a) (b)(c).
 - e) An area variance for proposed lot coverage of 30.7%, instead of the 25% maximum permitted.

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2. **Applicant:** 2390 West Ridge Road, LLC
- Location:** 2390 West Ridge Road
- Mon. Co. Tax No.:** 074.14-2-22.2
- Zoning District:** BR (Restricted Business)
- Request:** a) An area variance for 54 parking spaced instead of the 59 minimum spaces required. Sec. 211-45 Q
- b) An area variance for a proposed building addition to have a (southwest) corner setback of 16.0 ft., (measured from the right-of-way line of Grecian Gardens Drive), instead of the 25.0 ft. minimum required. Sec. 211-17 B (4), Table III
- c) An area variance for a portion of a proposed parking area along the southern side of the parcel (approximately 99.0 lin. ft.), to be located a distance of 10.0 ft. from the right-of-way of West Ridge Road, instead of the 20.0 ft. minimum required. Sec. 211-17 B (4), Table III
- d) An area variance for a portion of a proposed parking area along the northern side of the parcel (approximately 191.0 lin. ft.), to be located 2.0 ft. from a residential district, instead of the 20.0 minimum required. Sec. 211-17 B (4), Table III
- e) An area variance for a portion of a proposed parking area along the east side of the parcel (approximately 20.0 lin. ft.) to be located 5.0 ft. from a residential district, instead of the 20.0 minimum required. Sec. 211-17 B (4), Table III
- f) An area variance for lot coverage of 24% instead of the 15% maximum permitted. Sec. 211-17 B (4), Table III

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- 3. Applicant:** 2390 West Ridge Road, LLC
- Location:** 2390 West Ridge Road
- Mon. Co. Tax No.:** 074.14-2-22.2
- Zoning District:** BR (Restricted Business)
- Request:**
- a) A Special Permit for location of a proposed advertising sign for Grecian Gardens Apartments. Sec. 211-52 A (3) (a)
 - b) An area variance for a proposed advertising sign to have a front setback of 8.7 ft. (measured from the north right-of-way line of West Ridge Road), instead of the 15.0 ft. minimum required. Sec. 211-52 A (3)(b) & Sec. 211-52 B (1) (b)[1]
 - c) An area variance for a proposed advertising sign to have a side setback of 3.4 ft. (measured from the east right-of-way line of Grecian Gardens Drive), instead of the 15.0 ft. minimum required. Sec. 211-52 B (1) (b)[1]
 - d) An area variance for a proposed advertising sign to have a sign area of 45.0 sq. ft., instead of the 20.0 sq. ft. permitted. Sec. 211-52 A (3) (c)
 - e) An area variance for a proposed advertising sign to be located closer than 15.0 ft. to a right-of-way, and to have the lowest side of said sign at 1.0 ft. above the nearest street grade, instead of the 7.0 ft. minimum required. Sec. 211-52 B (1) (c)
 - f) An area variance for a proposed advertising sign to have an overall height of 5.0 ft., instead of the 3.0 ft. maximum permitted. Sec. 211-52 A (3)(d)
 - g) An area variance for a proposed freestanding sign to have a sign area of 325.0 sq. ft., instead of the one freestanding sign of 40.0 sq. ft. permitted. Sec. 211-52 B (1) (d), Table VI
 - h) An area variance for a proposed freestanding sign to have front setback of 1.0 ft. (measured from the north right-of-way line of West Ridge Road), instead of the 15.0 ft. minimum required. Sec. 211-52 B (b) [1]
 - i) An area variance for a proposed freestanding sign to be located closer than 15.0 ft. to a right-of-way, to have the lowest side of said sign at 4.0 ft. above the nearest street grade, instead of the 7.0 ft. minimum required. Sec. 211-52 B (c)

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NEW BUSINESS:

- 1. Applicant:** Rachel A. Vail
Location: 10 Pearson Lane
Mon. Co. Tax No.: 059.11-1-6
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 ft. high, closed-construction fence (approximately 180.0 lin. ft.) to be located in a front yard, where fences in a front yard shall not exceed 4.0 ft. in height and shall be of open construction. Sec 211-46L

- 2. Applicant:** Kathleen Castellano
Location: 305 Adeline Road
Mon. Co. Tax No.: 060.07-4-6
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed deck (10.0 ft. x 30.0 ft.; 300.0 sq. ft.) to be located in a front yard, where accessory structures, including decks, are permitted in rear yards only; and for said deck to have a front setback of 31.3 ft. (measured from the west right-of-way line of Howedale Drive), instead of the 42.5 ft. minimum established by the neighborhood average. Sec. 211-11 E (1), Table I; Sec. 211-11 E (3)
b) An area variance for an existing shed (10.2 ft. x 12.3 ft.; 125.5 sq. ft.), to have rear setback of 3.1 ft., instead of the 4.0 ft. minimum required. Sec. 211-11 E (1), Table I

- 3. Applicant:** Luciano G. Iezzi
Location: 199 Edgemere Drive
Mon. Co. Tax No.: 035.20-4-2
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed covered porch addition (10.0 ft. x 18.0 ft.; 180.0 sq. ft.), to have a front setback of 48.0 ft. (measured from the south right-of-way line of Edgemere Drive), instead of the 56.0 ft. minimum established by the neighborhood average. Sec. 211-11 D (1)(a) Table I; Sec. 211-11 D (2), Table I

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4. **Applicant:** Joseph Covone
 Location: 164 Hillbridge Drive
 Mon. Co. Tax No.: 044.04-7-30
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for a proposed shed (10.0 ft. x 14.0 ft.; 140.0 sq. ft.) to be located in a front yard, where accessory structures, including sheds, are permitted in rear yards only. Sec. 211-11 E (3)
5. **Applicant:** James McCue
 Location: 3163 Edgemere Drive
 Mon. Co. Tax No.: 026.39-4-16
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for an existing detached garage (16.0 ft. x 32.0 ft.; 512.0 sq. ft.), to have a height of 19.5 ft., instead of the 17.0 ft. maximum permitted. Sec. 211-11 E (1), Table I
6. **Applicant:** Gregory T. Flood
 Location: 147 Camille Drive
 Mon. Co. Tax No.: 046.15-1-36
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for a proposed two-story principal dwelling addition to have a front setback of 39.0 ft. (measured from the right-of-way line of Camille Drive), instead of the 44.5 ft. minimum established by the neighborhood average. Sec. 211-11 D (1) (b) & Sec. 211-11 D (2), Table I
7. **Applicant:** Richard Kartes
 Location: 53 Apple Creek Lane
 Mon. Co. Tax No.: 045.04-1-43.2
 Zoning District: R1-18 (Single-Family Residential)
 Request: The following area variance is required in order to resubdivide 53 Apple Creek Lane:
 Lot R-2
 An area variance for an existing detached garage (19.1 ft. x 23.9 ft.; 452.7 sq. ft.), resulting in a total gross floor area of 1494.0 sq. ft. for all existing and proposed accessory structures and attached garages, where 1000 sq. ft. is the maximum gross floor area permitted for lots 16,000 sq. ft. to one acre in area. Sec. 211-11 E (1), Table I

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- 8. Applicant:** Frank Tornatola, Jr.
Location: 140 Windsor Road
Mon. Co. Tax No.: 060.08-1-6
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing deck (8.0 ft. x 20.0 ft.; 160.0 sq. ft.) to be located in a front yard, where accessory structures, including decks, are permitted in rear yards only; and for said deck to have a front setback of 11 ft. (measured from the west right-of-way line of Windsor Road), instead of the 30.0 ft. minimum required. Sec. 211-11 E (1), Table I; Sec. 211-11 E (3)
- 9. Applicant:** Justin Foster
Location: 56 Lake Meadow Drive
Mon. Co. Tax No.: 046.15-3-9
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed deck (7.0 ft. x 12.0 ft.; 84.0 sq. ft.) to be located in a front yard, where accessory structures, including decks, are permitted in rear yards only; and for said deck to have a front setback of 43 ft. (measured from the north right-of-way line of Lake Meadow Drive), instead of the 54.7 ft. minimum established by the neighborhood average. Sec. 211-11 E (1), Table I; Sec. 211-11 E (3)
- 10. Applicant:** Chatfield Engineers, P.C.
Location: 2800-2808 Dewey Avenue
Mon. Co. Tax No.: 075.33-2-14
Zoning District: BR (Restricted Business)
Request: An area variance for a second proposed (west side) building-mounted sign, with a sign area of 5.2 sq. ft., instead of the one 38.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(a)[1] & Sec. 211-52 B (2)(c)[1], Table VII

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- 11. Applicant:** Amerada Hess Corporation
Location: 3860 West Ridge Road
Mon. Co. Tax No.: 073.02-1-47.1
Zoning District: BG (General Business)
Request: An area variance for 14 existing building-mounted signs (includes 2 existing "Hess Express" building-mounted signs of 29.1 sq. ft. each and 12 existing "Hess" text pump signs of 0.61 sq. ft. each), totaling 65.7 sq. ft., instead of the 40.7 sq. ft. total for building-mounted signs granted by the Board of Zoning Appeals on July 14, 1992. Sec. 211-52 B (2) (a) [1]& Sec. 211-52 B (2) (c) [1], Table VII
- 12. Applicant:** Auction Direct USA
Location: 4350 West Ridge Road
Mon. Co. Tax No.: 073.01-1-7
Zoning District: BG (General Business)
Request: A special use permit to operate a business for the sale, lease or rental of new and used cars and trucks, including related repair or service facilities; and for outdoor storage or display of motor vehicles. Sec. 211-17 C (3) (b) [3] & Sec. 211-17 C (3) (b) [4]
- 13. Applicant:** Clifton Land Company LLC (d.b.a. Classy Chassy Laserwash)
Location: 3022 West Ridge Road
Mon. Co. Tax No.: 074.13-1-1.1
Zoning District: BR (Restricted Business)
Request: A special use permit for a motor vehicle service station (automatic car wash). Sec. 211-17 B(3)(b)[3]

MODIFICATION TO NEIGHBORHOOD NOTIFICATION:

ADJOURNMENT

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